Residential

ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	676,200	/	676,200
USE VALUE:	676,200	/	676,200
ASSESSED:	676,200	/	676,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAREQUE HENRY BIN
Owner 2:	IBANEZ JENNIFER RENEE
Owner 3:	
Street 1:	7 WYATT ST
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	OCONNELL KATHLEEN D/TRUSTEE -
Owner 2:	KATHLEEN D OCONNELL REVOCABLE -
Street 1:	54 NORCROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1494 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	308,300	6,900	361,000	676,200
Total Card	0.110	308,300	6,900	361,000	676,200
Total Parcel	0.110	308,300	6,900	361,000	676,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.61 | /Parcel: 452.6

Legal Description

User Acct: 24119

GIS Ref

GIS Ref

Insp Date: 04/02/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0012.0

!2850!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,400	6900	4,800.	361,000	676,300	676,300	Year End Roll	12/18/2019
2019	101	FV	233,500	6900	4,800.	327,100	567,500	567,500	Year End Roll	1/3/2019
2018	101	FV	233,500	6900	4,800.	310,200	550,600	550,600	Year End Roll	12/20/2017
2017	101	FV	233,500	6900	4,800.	270,700	511,100	511,100	Year End Roll	1/3/2017
2016	101	FV	233,500	6900	4,800.	231,200	471,600	471,600	Year End	1/4/2016
2015	101	FV	220,700	6900	4,800.	214,300	441,900	441,900	Year End Roll	12/11/2014
2014	101	FV	220,700	6900	4,800.	177,700	405,300	405,300	Year End Roll	12/16/2013
2013	101	FV	220,700	6900	4,800.	169,200	396,800	396,800		12/13/2012

PRINT

Date	Time
12/10/20	18:11:55

LAST REV

Date	Time
12/07/20	12:28:03

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNELL KATHLE	76131-296	1	11/10/2020		749,000	No	No		
O CONNELL KATHL	59343-96		6/21/2012	Convenience	1	No	No		
	9591-361		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	24119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2011	517	Re-Roof	5,000					
7/28/2010	905	Add Bath	30,000	C				small bath/laundry

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2018	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	189	PATRIOT
3/6/2000	Meas/Inspect	197	PATRIOT
8/14/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	64.	1.18	3									360,960						361,000	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	360,960	Spl Credit		Total:	361,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378766
Depreciation:	70450
Depreciated Total:	308315

COMMENTS

BEDROOMS RUN TOGETHER BAD LAYOUT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

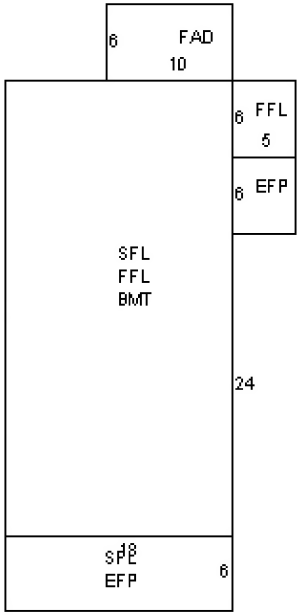
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.75
Special Features:	0	Val/Su Net:	135.22
Final Total:	308300	Val/Su SzAd	206.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	52.120	33,776
FFL	First Floor	648	173.740	112,587
SFL	Second Floor	648	173.740	112,587
EFP	Enclos Porch	138	46.480	6,415
SFL	Second Floor	108	173.750	18,764
FAD	Addition	60	173.750	10,425
FFL	First Floor	30	173.750	5,212

Net Sketched Area:	2,280			Total:	299,766
Size Ad	1494	Gross Are	2280	FinArea	1494

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X20	A	AV	1925	19.17	T	40	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:	Total: 6,900